

Date: Wednesday, February 03, 2021

To: ANDERSON ENGINEERING INC
941 W 141ST TERRACE SUITE A
KANASAS CITY, MO 64145

From: Loic Nguingiri, E.I.
Staff Engineer

Application Number: PL2020340

Application Type: Engineering Plan Review

Application Name: Highland Meadows 5th Plat - Erosion/siltation Control

The Development Services Department received plans for this project on November 11, 2020. We have completed our review and offer the following comments listed below.

- Resubmit three (3) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", one (1) comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (5) business days of the date received.

Engineering Review - Corrections

1. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet. Additional information regarding applicable construction fee items could be provided as needed.
2. As shown on figure A of the ESC-03 silt fence layout, please label the adequate end curvature of J-hooks in order to maximize efficiency on-site. Given the silt fence 100' maximum runs for J-hooks, please revise the location of needed J-hooks throughout the plan(s).
3. Please provide ESC protection to the curb inlet located southwest by SW 12th Terrace.
4. Please darken the pathway, on the pre-clearing erosion control sheet, of the existing water line to be cautious about.
5. On the pre-clearing erosion control sheet, is the eastern silt fence supposed to run over the drainage way? Please revise.
6. Please remove ESC-08, sediment trap, throughout the set of plans since non-applicable.
7. Please include provision of ESC protection to the existing curb inlets within step 1 of the pre clearing

stage. Also, is ESC-10 rock ditch check intended to be installed along within step 3? Please add or revise.

8. Please include/mention on the plan or within the sequence of construction when the proposed sediment basin is intended to be converted into a detention basin.
9. Before resubmitting, please match construction activity summary listed in the SWPPP with the updated sequence(s) of construction shown throughout the set of plans. Make sure to clearly indicate when the proposed sediment basin is intended to be constructed.
10. In the SWPPP, please provide a brief physical description of all BMPs and their respective installation/construction procedure(s). Make sure to also communicate how each will be maintained throughout the grading and soil stabilization process.

Traffic Review - Not Required

In order to calculate the Engineering Plan Review and Inspection Fee, a sealed Engineer's Opinion of Probable Construction Costs shall accompany your final submittal copies. The itemized estimate (material and installation) shall be sufficiently broken down and shall include the following items, as applicable.

- Public infrastructure, both onsite and offsite.
- Private street construction, including parking lots and driveways.
- Sidewalks located within the right-of-way.
- ADA accessible ramps.
- Sanitary sewer manholes and piping between manholes, including private mains.
- Connection of the building sanitary sewer stub to the public main.
- Waterlines larger than 2 inches in diameter, valves, hydrants, and backflow preventer with vault, if outside the building.
- Stormwater piping greater than 6 inches in diameter, structures, and detention / retention facilities - public or private.
- Water quality features installed to meet the 40-hour extended duration detention requirements.
- Grading for detention / retention ponds.
- Grading to establish proper site drainage.
- Utility infrastructure adjustments to finished grade (i.e. manhole lids, water valves, etc.).
- Erosion and sediment control devices required for construction.
- Re-vegetation and other post-construction erosion and sediment control activities.

Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact me if you have any questions or comments.

Sincerely,

Loic Nguingiri, E.I.
Staff Engineer

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cc: Development Engineering Project File